



Flat 2, Barmoor Manor, 54 North Street, Scalby, Scarborough

Guide Price £270,000

CPH

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CHARTERED SURVEYORS





CPH welcome to the market this very comfortable and elegantly appointed ground floor apartment, located within of a purpose built block of 4, in the highly desirable village of Scalby. The property is entered via a communal entrance hall and then via its own internal front door leading into a spacious hallway. The property benefits from two generous double bedrooms, one with sizeable built in wardrobes. A well equipped three-piece shower room lies off the hallway, as does the light and spacious kitchen diner which benefits from granite worktops and integrated Bosch appliances. To the front of the apartment lies a 20ft lounge with the main window enjoying scenic views of the picturesque horse field and beyond towards the North York Moors. The lounge also benefits from a newly installed feature 'Elgin & Hall' electric fire with marble surround.

To the rear of the apartment block lies delightful communal gardens with a timber summerhouse. Each apartment also benefits from a single garage, held within two semi detached blocks. No 2's garage is located to right hand side of the right block and measures 5.78m deep x 2.93m wide and benefits from an electric roller door with remote control access.

The flat has been very well maintained by the previous owner and comes to the market with neutral decor throughout. The property benefits from gas central heating via a Vaillant combi and UPVC double glazed windows. We understand the property is freehold with a deed of covenant in place with all four residents contributing equally to maintenance and insurance costs. Further details available on request.

The property lies within the leafy village of Scalby with many amenities such as pubs, restaurants, salons, a newsagents whilst two doctor's surgeries and a supermarket are noted in the neighbouring village of Newby.

Available with no onward chain, call our friendly team at CPH Property Services today to book your viewing 01723 352235 or email [sales@cphproperty.co.uk](mailto:sales@cphproperty.co.uk)

Please Note:

The owner of this property is a relative of a member of CPH Property Services.







Interested? Get in touch:

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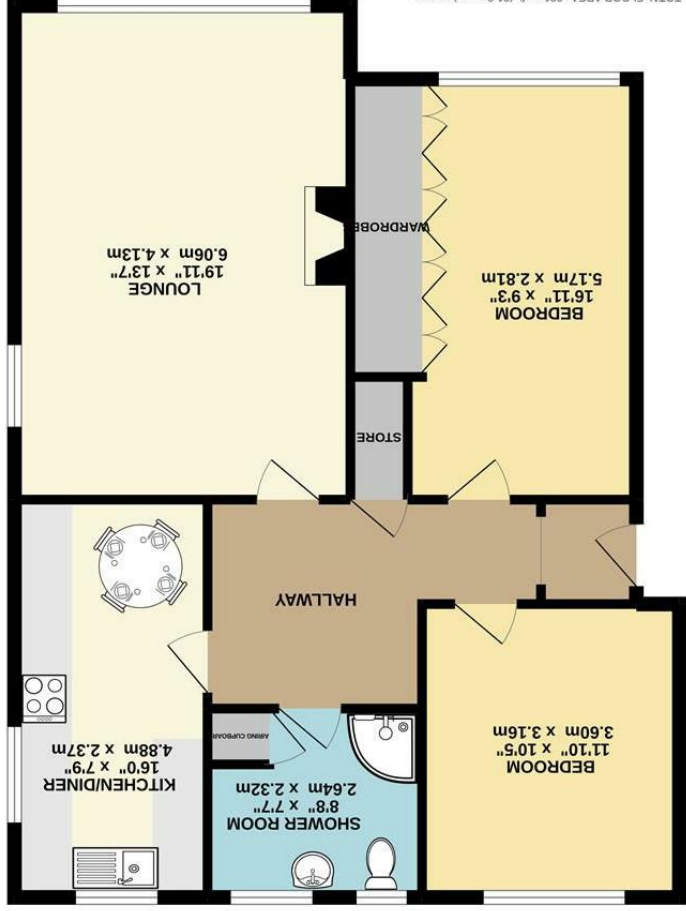
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
(1-20)	G	
(21-38)	F	
(39-54)	E	
(55-68)	D	
(69-80)	C	
(81-91)	B	
(92 plus)	A	
Very energy efficient - lower running costs		
Current	63	
Potential	73	

England & Wales		
EU Directive 2002/91/EC		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
(1-20)	G	
(21-38)	F	
(39-54)	E	
(55-68)	D	
(69-80)	C	
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